



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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March 26, 2003

IN REPLY PLEASE
REFER TO FILE: **MP-6**
21.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PACOIMA WASH - PARCELS 45.3 AND 46.1
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES
SUPERVISORIAL DISTRICT 3
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find these transactions categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Pacoima Wash, Parcel 45.3 (2,332± square feet), and the fee interest in Pacoima Wash, Parcel 46.1 (653± square feet), to be excess property. These parcels are located northeasterly of the intersection of Laurel Canyon Boulevard and the Ronald Reagan Freeway (State Highway 118), on the west side of Pacoima Wash, in the City of Los Angeles.
3. Authorize the quitclaim of easement and fee title to the underlying and adjacent property owner, Laurel Canyon Self Storage, Inc., for \$2,500.
4. Instruct the Chair to sign the Quitclaim Deed upon presentation at a later date and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to quitclaim its easement in Pacoima Wash, Parcel 45.3, and its fee interest in Pacoima Wash, Parcel 46.1, to the underlying and adjacent fee owner, Laurel Canyon Self Storage, Inc. The parcels are located on the west side of Pacoima Wash, northeasterly of the intersection of Laurel Canyon Boulevard and the Ronald Reagan Freeway (State Highway 118), in the City of Los Angeles. The purchase by Laurel Canyon Self Storage, Inc., will eliminate their encroachment of Parcels 45.3 and 46.1.

This transaction also completes an exchange of property between Laurel Canyon Self Storage, Inc., and the District. The District will obtain fee interest to Parcel 45A from Laurel Canyon Self Storage, Inc., and use the property as operating right of way for Pacoima Wash. The District acquired an easement interest in Parcel 45.3 and the fee title to Parcel 46.1 as part of the land needed for the Pacoima Wash project. Construction has been completed and the subject parcels lie outside of the required right of way. The underlying and adjacent property owner, who wants to purchase this property, is considered to be the only logical purchaser.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The selling price of \$2,500 represents the proposed minimum sales price and covers the value difference of the properties to be exchanged between Laurel Canyon Self Storage, Inc., and the District. Laurel Canyon Self Storage's property was valued at \$2,227 and District's property was valued at \$4,420. The amount of \$2,500 has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed quitclaim was submitted to the Planning Department of the City of Los Angeles for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed quitclaim is in conformance with the adopted General Plan.

The Honorable Board of Supervisors
March 26, 2003
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The quitclaim is not considered adverse to the District's purposes and will not hinder the use of the wash for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. Enclosed is a copy of the Quitclaim Deed which has been approved by County Counsel.

ENVIRONMENTAL DOCUMENTATION

With respect to the requirements of the CEQA, the quitclaim of these properties is categorically exempt, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Please have the original and duplicates of the Quitclaim Deed signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors upon presentation at a later date. At that time, please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

JT:ayc\P2:BDJTF

Enc.

cc: Auditor Controller (Accounting Division - Fixed Asset Unit)
Chief Administrative Office
County Counsel

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Laurel Canyon Self Storage, Inc.
7215 Coldwater Canyon
North Hollywood, CA 91605-4204

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

Assessor's Identification Numbers:

2616-010-019 (Portion)

2616-010-906 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to LAUREL CANYON SELF STORAGE, INC., a California corporation, all its right, title and interest in and to the real property in The City of Los Angeles, County of Los Angeles, State of California, described as Parcel No. 46.1 in Exhibit "A" attached hereto and made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Said LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, does hereby also remise, release, and forever quitclaim to LAUREL CANYON SELF STORAGE, INC., a California corporation, that certain easement acquired by said District in the Easement document recorded August 24, 1923, as Document No. 1410, in Book 2736, page 103, of Official Records, in the office of the Recorder of Los Angeles, insofar and only insofar as said easement exists on the real property in The City of Los Angeles, County of Los Angeles, State of California, described as Parcel 45.3 in Exhibit "A" attached hereto and made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

File with:	PACOIMA WASH	45.3
	Includes Parcel 46.1	
	21-RW8.1	
	S.D. 3	M9325005

By _____

Deputy

KDR:sl:P:Conf:QDpac.doc

NOTE: Acknowledgment form on reverse side

[illegible]

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution,
_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

File with PACOIMA WASH 45.3
Includes Parcel No. 46.1
I.M. 53
21-RW 8.1
Third District
T.G. No. 502(B2)New/8(E2)Old
A.M.B. 2616-010-019 (portion) and
2616-010-906 (portion)

DESCRIPTIONS

PARCEL NO. 45.3 (Quitclaim of a portion of easement):

That portion of that part of the Ex Mission de San Fernando, as shown on map recorded in Book 1, pages 605 and 606, of Patents, in the office of the Recorder of the County of Los Angeles, described in easement deed to the Los Angeles County Flood Control District recorded in Book 2736, page 103, of Official Records, in the office of said recorder, bounded on the northeast by the southwesterly line of Lot 24, Tract No. 29486, as shown on map filed in Book 735, pages 53 and 54, of Maps, in the office of said recorder; on the northwest by the northwesterly line of that certain parcel of land described in said easement deed to the Los Angeles County Flood Control District; on the southwest by the northwesterly prolongation of the southwesterly line of Lot 5, Tract No. 4278, as shown on map filed in Book 52, page 5, of said Maps; and on the southeast by a line parallel with and 68 feet northwesterly, measured at right angles, from a line described as beginning at a point in the center line of Laurel Canyon Boulevard, 60 feet wide, shown as Sixteenth Street on map of The Maclay Rancho Ex Mission de San Fernando, recorded in Book 37, pages 5 to 16, inclusive, of Miscellaneous Records, in the office of said recorder, distant along said center line North 41E 15' 31" West 952.49 feet from the center line of Paxton Street, 60 feet wide, shown as Paxton on said last mentioned map, as both said center lines are shown in Los Angeles City Engineer's Field Books 9598, pages 59 and 60 and 16014, pages 2 and 35; thence North 33E 28' 11" East 81.59 feet to the beginning of a tangent curve concave to the northwest and having a radius of 2302.29 feet; thence northeasterly along said curve through a central angle of 9E 22' 25", an arc distance of 376.66 feet; thence tangent to said curve North 24E 05' 46" East 977.43 feet to a point in the northwesterly prolongation of the center line of Haddon Avenue, shown as Haddon Street, 60 feet wide, on map of said Tract No. 4278, distant along said last mentioned center line and said northwesterly prolongation North 41E 14' 52" West 1510.19 feet from said center line of Paxton Street.

The area of the above described parcel of land is 2,332 square feet, more or less.

PARCEL NO. 46.1 (Quitclaim of a portion of fee):

That portion of above mentioned Lot 5, lying northwesterly of a line parallel with and 68 feet northwesterly, measured at right angles, from above mentioned certain course having a bearing and length of North 24E 05' 46" East 977.43 feet.

The area of the above described parcel of land is 653 square feet, more or less.

EXHIBIT A